



LEE'S SUMMIT MISSOURI

DESIGN & CONSTRUCTION MANUAL DESIGN CRITERIA MODIFICATION REQUEST

PROJECT NAME: Costco Wholesale – East Village Lot 1

ADDRESS: State Route 291 and Oldham Parkway, Lee's Summit, MO

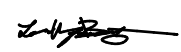
PERMIT NUMBER: In Review

OWNER'S NAME: Costco Wholesale

TO: Deputy Director of Public Works / City Engineer

In accordance with the City of Lee's Summit's Design and Construction Manual (DCM), I wish to apply for a modification to one or more provisions of the code as I feel that the spirit and intent of the DCM is observed and the public health, welfare and safety are assured. The following articulates my request for your review and action. (NOTE: Cite specific code sections, justification and all appropriate supporting documents.)
Terracon requests to alter the parking lot and drives for the project in accordance with the attached letter. The original section to be revised is Section 5200, tables LS-2 and LS-3 of the City of Lee's Summit, Missouri Design Criteria

SUBMITTED BY:

NAME: Laura Wagner-Bartz, PE () OWNER (x) OWNER'S AGENT
ADDRESS: 15620 W. 113th Street, Lenexa, Kansas PHONE #: 913-998-7416
CITY, STATE, ZIP: 66219
Email: laura.wagner-bartz@terracon.com SIGNATURE: 

SUE PYLES, P.E.

DEVELOPMENT ENGINEERING MANAGER () APPROVAL () DENIAL
SIGNATURE: _____ DATE: _____

JEFF THORN, P.E.

DIRECTOR OF WATER UTILITIES () APPROVED () DENIAL
SIGNATURE: _____ DATE: _____

GEORGE M. BINGER III, P.E.

DEPUTY DIRECTOR OF PUBLIC WORKS / CITY ENGINEER () APPROVED () DENIAL
SIGNATURE: _____ DATE: _____

COMMENTS: _____

February 18, 2026



City of Lee's Summit
Development
220 SE Green
Lee's Summit, MO 64063

Attention: Ms. Sue Pyles, P.E., City Development Engineering Manager
Mr. George Binger P.E., Deputy Director of Public Works/City Engineer

RE: Pavement Sections
Costco Wholesale – East Village Lot 1
Colburn Road and Chipman
Terracon Project Number: 02255162

Dear Sir or Madam:

Terracon provided pavement sections for the referenced project in our Geotechnical Engineering Report_Rev 1, Costco Wholesale Warehouse, Lee's Summit, MO CW #25-0146, January 23, 2026, Terracon Project Number, 02255162, provided to Costco Wholesale Corporation. The recommended pavement sections are excerpted from the report:

Pavement Type	Material	Layer Thickness (inches)	
		Standard Duty	Heavy Duty
Flexible	Asphaltic Surface Course ¹ Superpave Surface – PG64-22	2	2
	Asphaltic Binder Course ¹ Superpave Surface – PG64-22	2	4
	Aggregate Base Course (MoDOT Type 5) ^{2,3}	8	8
	Approved Proofrolled Soil Subgrade	12	12
Rigid	Portland Cement Concrete ^{1, 2}	5	8
	Aggregate Base Course (MoDOT Type 5) ^{2, 3}	8	8
	Approved Proofrolled Soil Subgrade	12	12

1. Refer to *Costco Asphalt Paving Specifications, Section 321216*, dated August 2024.
2. All materials should meet the current Missouri Department of Transportation (MoDOT) Standard Specifications for Highways and Bridges. Portland Cement concrete pavements should meet MoDOT specifications, using a 28-day compressive strength of 4,000 psi and ¾-inch coarse aggregate.
3. Aggregate base course materials should consist of Structural Fill described in the [Earthwork](#) section.

Terracon Consultants, Inc. 15620 W 113th Street Lenexa, KS 66219
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These pavement sections were based on a site-specific design. The design was performed according to AASHTO 1993 methodology, with consideration of subgrade performance, subbase materials, pavement materials, traffic loads, and other relevant pavement design inputs. The site design calculated Structural Number (SN) meets or exceeds the SN for a 20-year design life for Costco-provided traffic numbers.

If there are any questions concerning this letter or if we can be of further service in any way, please do not hesitate to contact me directly at either laura.wagner-bartz@terracon.com or via phone at 913-998-7416.



Laura Wagner-Bartz, P.E.
Geotechnical Department Manager